



Petition Number: 1304-SPP-04

Subject Site Address: Northwest corner of SR 32 and Sun Park Drive

Petitioner: Henke Development Group

Request: Henke Development Group requests Primary Plat review for the 32 at 31-Henke Center on approximately 5.7 acres in the GB District.

Current Zoning: GB (General Business)

Current Land Use: Vacant

Approximate Acreage: 5.7 acres

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Aerial Location Map
Exhibit 3: Primary Plat

Zoning History: 1203-REZ-01 Rezoning from EI (Enclosed Industrial) to GB
1212-VS-16 Variance to exempt property from US 31 Overlay

Staff Reviewer: Ryan Clark, Associate Planner

Procedural

- Requests for Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 1, 2013 Advisory Plan Commission (the "APC") meeting.
- Notice of the April 1, 2013 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

Project Location

The subject property is approximately 5.7 acres in size and is located at the northwest corner of State Route 32 and Sun Park Drive. The property has frontage on State Route 32, Sun Park Drive, and Wheeler Road.



Project Description

The proposed primary plat is for the creation of three (3) lots on two (2) existing lots currently zoned General Business. A proposed street to be constructed by INDOT, will bisect the plat as part of the US 31 Major Moves Project. The three (3) lots created from the plat will be approximately 3.3, 1.4, and 1.3 acres in size.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location - Petitioner is working with staff to ensure compliance
 - Any street related to the subdivision - Petitioner is working with staff to ensure compliance
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, scale, north point and date - Petitioner is working with staff to ensure compliance
 - Land use adjacent to proposed subdivision and owners names Petitioner is working with staff to ensure compliance
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. - Petitioner is working with staff to ensure compliance
 - Easements - locations, widths and purposes – Coordinate with WPWD, Hamilton County Surveyors Office, and other service providers
 - Statement concerning the location and approximate size or capacity of utilities to be installed – Please coordinate with Westfield Public Works Department to ensure compliance
 - Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – Not Applicable



- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
 - Building setback lines – Petitioner is working with staff to ensure compliance
- Legend and notes - COMPLIANT
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – Please coordinate with Westfield Public Works Department to ensure compliance
 - Other features or conditions which would affect the subdivision favorable or adversely – Petitioner is working with staff to ensure compliance
 - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - Petitioner is working with staff to ensure compliance
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - Please coordinate with Westfield Public Works Department to ensure compliance
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – Please coordinate with Hamilton County Surveyors Office
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition

1) Overlay District Standards: US 31 Overlay (exempt from 1212-VS-16).

The subject property is located within the **SR 32 Overlay District WC 16.04.065** (the “Overlay”);

a) Access Control Requirements (WC 16.04.065 (5))

- i) All developments shall provide vehicular and pedestrian interconnectivity between neighboring uses, parking lots, and developments.
 - Comment: Petitioner is working with staff to ensure compliance

b) Setback Requirements

- i) Max setback: no further than one hundred and twenty (120) feet from SR 32 ROW
- ii) Min setback: Thirty (30) feet from SR 32 ROW
 - Comment: COMPLIANT



- c) Landscaping and Amenity Requirements
 - i) Purpose: establish alternative transportation corridor
 - (1) Policy that trial corridor and improvements by owned and maintained by City the City of Westfield.
 - ii) Trail corridor requirements
 - (1) A linear greenspace along each side of SR 32 that contains alt. transportation trail.
 - (2) Width: Min. of 30 feet measured from SR 32 ROW line or edge of pavement, whichever results in a greater distance from SR 32 centerline.
 - Comment: Petitioner is working with staff to ensure compliance
 - iii) Alternative transportation trail
 - (1) Installed in substantial compliance with figure 16.04.065(r)
 - (2) Alt trail shall be at least eight (8) ft in width and constructed in compliance with City construction standards.
 - iv) Interconnectivity: Alt. transit interconnectivity between neighboring uses, developments, and the Trail Corridor shall be required.
 - Comment: Petitioner is working with staff to ensure compliance

Staff Comments

1. No action is required at this time. Hold a public hearing at the April 1, 2013 APC meeting.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at 317.674.6599 or rclark@westfield.in.gov.